

Table 1
Development Scenario

Land Use	Acres	FAR	Building Area (ksf)	Persons per ksf	Total Persons	Persons per Acre
<i>Non-Aviation Use</i>						
Logistics/Warehouse/Distribution (45% of acreage) ¹	20.97	0.30	274	1.0	274	13
Light Industry/Business Park (30% of acreage) ²	13.98	0.35	213	1.4	298	21
Office (10% of acreage) ³	4.66	0.40	81	4.0	325	70
Commercial (15% of acreage) ⁴	6.99	0.30	91	5.7	522	75
<i>Subtotal Non-Aviation Use</i>	<i>46.6</i>	<i>—</i>	<i>659</i>	<i>—</i>	<i>1,419</i>	<i>—</i>
<i>Aviation Use</i>						
Aircraft Storage	11.75	0.25	128	0.3	32	3
Aviation	11.75	0.3	154	0.5	77	7
<i>Subtotal Aviation Use</i>	<i>23.5</i>	<i>—</i>	<i>282</i>	<i>—</i>	<i>109</i>	<i>—</i>
TOTAL	70.1	—	941	—	1,528	—

¹ FAR = floor-to-area ratio; ksf = thousand square feet.

² Note that the acreages shown for individual land uses are based on a percentage of the total available non-aviation and aviation development areas and should not be confused with a legal parcel or surveyed area.

³ FAR is based on comparable development, and falls within the range allowed by Table 3-4 of the County General Plan Land Use Element (Contra Costa County 2005d).

⁴ Persons per acre is based on an intensity of 725 square feet per person, consistent with the General Plan Land Use Element and comparable development.

⁵ An intensity of 250 square feet per person was used.

⁶ An intensity of 175 square feet per person was used, which would encompass large-scale ("big box") retail.